

Ordinance #85

An Ordinance Providing For Identification Of Land Or Existing Structures And Proposed Building Within Applicable Zoning Districts.

TITLE

This ordinance shall be known and cited as the

“Milford Township Use and Occupancy Ordinance”

Article 1: Use Permits

- A. It shall be unlawful for any person to make any use of any building, farming unit, or other structure or land until a use permit has been duly issued therefore. Use permits shall be required prior to any of the following:
- (1) Use of any building or other structure hereinafter erected, altered, or enlarged for which a building permit is required;
 - (2) Change in use of any building or structure;
 - (3) Use of land or change in the use thereof, except that the placing of vacant land under cultivation shall not require a use or occupancy permit;
 - (4) Change in occupancy of any property in Milford Township;
- B. All persons, firms, or corporations owning property in Milford Township which is leased or rented for any use are prohibited from leasing or renting any premises to any persons, firms or corporations who do not produce a valid use and occupancy permit from Milford Township.

Article 2: Application for Use Permits

- A. All applications for use permits shall be made to the Township Zoning Office in writing on forms furnished by the Municipality and shall include all information necessary to enable The Code Official to ascertain compliance with this ordinance. Whenever use of a premises involves a new building or structure or alterations to an existing structure, application for a use permit shall be made prior to application of a building permit. When no construction or alteration is involved, application for a use permit and an occupancy permit may be made simultaneously at any time prior to the use or occupancy of the structure or land.
- B. No use permits shall be issued until The Code Official has certified that the proposed use of land or existing or proposed building or structure complies with provisions of the applicable district and other provisions of this ordinance.
- C. Prior to the issuance of an occupancy permit, for any sue, or change of use, of any residential or commercial structure The Code Official shall inspect the premises and, before issuing a use and occupancy permit, shall require:
- (1) That smoke detectors are installed and operable,
 - (2) That apparent violations of Township Ordinances are corrected,
 - (3) That the Township house numbering system be in place.

Article 3: Fees

Fees for permits and inspections related to this ordinance, shall be paid in accordance with the schedule of fees, as is time to time established by The Board of Supervisors by resolution.

Article 4: Penalties and Remedies for Violations

- A. In the event a violation of this ordinance occurs, in addition to such other remedies as may be available under existing law, The Township may institute an action in equity to prevent, restrain, correct, abate or enjoin such violation.
- B. Any person, whether as principal or agent, who violates this ordinance or assists or abets its violation, shall upon conviction thereof, before any Magistrate, be sentenced to pay a fine of not less than One Hundred (\$100.00) Dollars, nor more than five Hundred (\$500.00) Dollars, together with costs of prosecution and in default of payment of said fine and costs, shall be committed to the Bucks County Prison for a period not exceeding thirty days. Each violation shall constitute a separate offense, for which a summary conviction may be sought.

Article 5: Severability

The provisions of this Ordinance shall be severable, and if any provision hereof shall be declared unconstitutional, illegal or invalid, such decision shall not affect the validity of any of the remaining provisions of this ordinance. It is hereby declared as a legislative intent of The Township that this ordinance would have been amended as if such unconstitutional, illegal or invalid provision or provisions had not been included herein.

Article 6: Repealer

All ordinances or parts of ordinances conflicting or inconsistent with provision of this Ordinance hereby adopted are hereby repealed.

ORDAINED AND ENACTED into an ordinance at a regular meeting of the Board of Supervisors of the Township of Milford, Bucks County, Pennsylvania, this 7th day of July, 1992

Attest:

Milford Township Board of Supervisors

Janya Awckland

Charles Strunk

Brenda M Hoelman – absent

John A Moyer